

BRIGHAM CITY GENERAL PLAN

PART II GOALS AND POLICIES

Part II of Brigham City General Plan is broken down into different Elements. Each of these Elements deal with a specific land category. This part of the General Plan is organized to provide an overview of the different elements of the General Plan and to draw a connection between specific policies and the values of Brigham City residents. This is accomplished by developing specific policies and goals which provide direction for future ordinances are shown to relate to a more general goal as to the character of future Brigham City. In turn, these general goals are relate to the more fundamental “Core Principles for Brigham City’s growth” that were developed as part of the initial public survey of the community’s issues

The following is a list of the different Element of the Plan:

1. General Plan Map: Detailed map that guides future zoning changes
2. Residential Development: Addresses the current and future residential areas
3. Commercial Development: Addresses current and future commercial area
4. Downtown District: Outlines policies to improve the vitality of downtown
5. Economic Development and Employment-Oriented Uses: *help encourage job growth*
6. Transportation: Addresses the future mobility and circulation needs of residents
7. Sensitive Lands: Addresses open space, environmentally valuable land, and important agricultural areas
8. Historic Resources: Addresses the retention of our valuable historic heritage
9. Annexation: Tto guide development of land newly added within the city limits

Italicized (except for Policy statements) text in Part II provides background, commentary and examples to elucidate the formal goals, policies, and implementation steps. Generally, commentary and examples will be on the right 1/3rd of the page.



1 THE GENERAL PLAN MAP

Two scenarios were initially formulated from the visioning workshops. These were presented at open houses for feedback from residents. Scenario A was a combination of the visioning maps that were based on development patterns representing recent trends. Scenario B was a combination of the visioning maps that exhibited a more compact and 'walkable' development types. Ultimately, public comment during the Open Houses, including survey results, indicated that residents supported a hybrid scenario with elements from both scenarios. From this feedback, an initial composite scenario was presented to the Steering Committee and city staff. Since that time, the General Plan map went through numerous iterations incorporating adjustments from the public, city staff, the General Plan Steering Committee, the Planning Commission, and the City Council.

The General Plan map should be considered a living, vital map. Future zone changes should be consistent with the general plan map. If zone changes that are not consistent with the general plan map are considered appropriate by the public and elected officials, the general plan map should be modified to be consistent with this modified direction.

1.1 LAND USE SUMMARY

Land Use Category	Acres Developed (yr. 2000)	Vacant Acres	Vacant Land Capacity for Housing (approx.)
Residential			
Clustered Estates*	317	100	(to be inserted)
Low Density	1934	300	(to be inserted)
Medium Density	333	51	(to be inserted)
High Density	145	36	(to be inserted)
Commercial			
Neighborhood Overlay*	69	-	(to be inserted)
Gateway Commercial*	202	90	(to be inserted)
General Commercial	173	11	(to be inserted)
Mixed Use			
Residential Mix-Use*	49	80	(to be inserted)
Commercial/Office*	200	150	(to be inserted)

Downtown District*	170	-	(to be inserted)
Employment			
Medical/Office*	24	6	(to be inserted)
Research Park*	69	190	(to be inserted)
Industrial	874	300	(to be inserted)
Agricultural/Grazing	6158	n/a	(to be inserted)
Sand/Gravel Mining	430	n/a	(to be inserted)
Other			
Historic Plat Overlay*	(to be inserted)	n/a	(to be inserted)
Open Space	2269	n/a	(to be inserted)
Civic	844		(to be inserted)
Institutional	116		(to be inserted)
Bench Development	(to be inserted)		(to be inserted)

* = new land use category, 2005 update

